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THE ARCHITECT

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Associate Editors for May, 1918
CARL F. GOULD - - - - - Seattle
HARLAN THOMAS - - - - - Seattle
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HARRIS ALLEN
EDITOR

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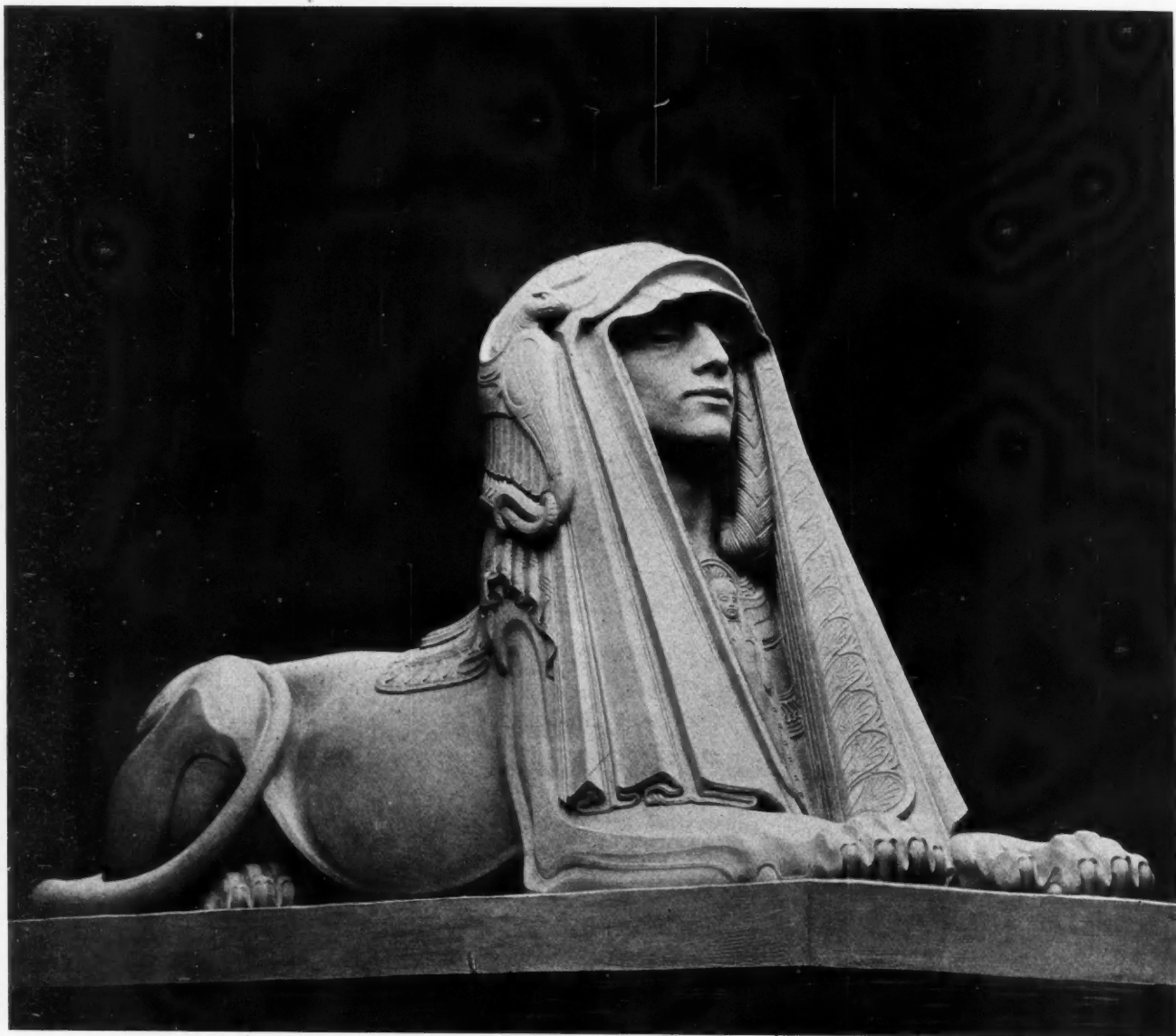
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The editor will be pleased to consider contributions of interest to the profession. When payment for same is desired, this fact should be stated.



"THE SPHINX OF GOODNESS"

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A. A. Wiseman, Sculptor.

John Russell Pope, Architect.

THE ARCHITECT

VOL. XV

SAN FRANCISCO, MAY, 1918

NO. 5



COTTAGE OF CARL F. GOULD, BAINBRIDGE ISLAND, WASH.

CARL F. GOULD, Architect

Economic Depreciation

By HARLAN THOMAS.

IN an hour such as this, when war is occupying so large a part of the attention and activities of men, the consideration of a subject as dry and death-like as that of deterioration and decay of buildings offers but a prosaic outlook for discussion, one divested of all romance, and stifling to the imagination. However, like the war, it is forcing itself upon us; we cannot escape it. Hence, the rather subtle influence of economic depreciation upon real estate improvements may not be wholly without interest. We are admonished by wiser heads that the war period now upon us is no time for retrenchment; that we should prosecute and expand all legitimate lines of trade with increasing vigor. We know of no way to stimulate more effectively the investment of funds in real estate improvements, such being our particular sphere of trade, than by a careful study of the conditions and a rectification of the causes which have made that form of investment in so many instances in our community unprofitable.

In the last few years, during the rapid march of

business in our midst, there must have come to all of us appeals from vested interests to arrest by our efforts and ingenuity the decay of the economic life of their property. Alteration and remodeling but temporarily loosen the fingers which these owners realize are tightening about the throats of their investments. Perhaps the contingency of reconstruction has not been anticipated by these owners and the conservation of funds from past rentals for that purpose has not been effected. We must add to this deplorable oversight the probability that reconstruction of only the most expensive type would be permitted, and that rebuilding has been delayed so long—on account of the lack of funds—that the better class of business has begun to depart from the building. Inaction is the result; stagnation sets in; revenues cease to yield a profit. Together with neighbors in a similar predicament, they infect the district with an atmosphere of decay, and remain a log upon it.

Upon the completion of a building, decay sets in—the decay of its structural components and of its use—

fulness. These two elements of deterioration are usually referred to as physical depreciation and economic depreciation. They are admittedly inter-related. The pace of physical depreciation depends upon the durability of the materials used in the construction of its various parts. The average physical life of buildings has been reckoned at fifty years. The pace of economic depreciation is accelerated or retarded by various causes and conditions, some of which are tangible and can be definitely considered in the beginning. Others are less tangible, and must be considered as probable or possible future conditions. Statistics prove that, in most buildings, the period of their usefulness or financial life falls within, and, in many instances, far short of their period of structural life.

The determination of the period of the economic life of a proposed building, together with a conservative estimate of decreasing rentals for that period, should serve as the measure of the expense to be embarked in the enterprise. It is true that reckoning the years of a building's usefulness is a difficult task. It involves some causes which only the future can reveal. These unknown quantities place its solution without the pale of an exact science. Nevertheless, the obscurity of some of the possible future causes should not hinder a careful consideration of conditions which are fundamental and vital to the financial life of a building. At least, we should make an intelligent, conservative guess at the probable term of its usefulness before we plunge into the fab-



A SEATTLE RESIDENCE

J. S. COTE, Architect

The average economic life of buildings has been reckoned at thirty years.

Could we but determine the definite period of the economic life of the building we are about to design, the years of its ability to return adequate financial remuneration; could we but construct it of only such durable and expensive materials as would safeguard its period of usefulness, then at least a part of our problem would be solved. For, like the "one horse shay," its physical and economic values would disappear simultaneously.

Buildings good for fifty years of physical life have been known to fail to return an acceptable revenue for a longer period than ten years, when, economically inert, they no longer furnished a profit, but became a drain upon their owners, and their removal stood as a first cost against reconstruction charges.

rication of an architectural monument doomed from the start to become a financial failure and a millstone about the neck of its owner.

Some of the more patent causes which hasten financial decay in buildings are: unsuitability of situation, ill proportion to value of site, improper design, and over expense. These are conditions which are tangible, and can and should be carefully considered.

There are, however, other causes for which designers of buildings are not responsible, but from which the property is nevertheless a sufferer and which may equally and inevitably bring about a period to the useful existence of a building, such as a change of business habits or of fashion, competition, development of new territory, alteration of lines of transit and traffic, shifting of centers of population and of business.

Some buildings are erected upon sites which have been selected to meet the specific requirements for which they are to be designed. In other cases, a prospective investor finds himself in possession, by hook or crook, or without choice, of real estate which for sundry reasons he wishes to or must improve.

A prospective investor is frequently led to believe that the future appreciation of the land will recompense him for depreciation in the building. This is not always the case and should not be depended upon. Therefore, consideration ought to be given to underlying causes, as mentioned above, which tend to reduce the earning capacity of the building. One must not depend upon an indeterminate appreciation of land to cover any loss in the value of the building or its

earnings. The useful or economic existence of all classes of building is of much shorter duration today than ever before, owing to the constant change in the manner of conducting business and rapid improvement in mechanical equipment. Hence, a methodical system should be worked out providing for these contingencies, which are as inevitable as the aging of the structure, and may be more rapid. If the investment of funds in land and building is beyond the amount warranted by the estimated period of usage and the earning capacity of the building, the result is an unduly expensive structure, not merely for the site occupied, but for the effective earning period of its existence. "Top heavy improvement," "over building," is a common fault and helps to bring on premature financial decay.

Buildings of the most permanent character, notwithstanding extensive remodeling and careful upkeep, have failed to survive a third of a century of

lucrative return upon the investment. It has been observed that the more prominent and valuable the site, the earlier is the date when reconstruction becomes necessary. An expensive building erected upon a site which has reached its highest value is almost sure to have a short economic life, and it is upon such sites that the most expensive and elaborate buildings are often erected. In hotels the effect of financial depreciation is most

quickly apparent. Observers of buildings of this type have estimated their average efficient profit-earning period as not greatly in excess of fifteen years, so dependent are they upon fashion or whimsical tendencies for support.

Public and residential buildings likewise suffer an economic depreciation, but these can hardly be considered in terms of

revenue. They are not so often built for a profit. Since we have more in mind at this time a consideration of buildings intended for revenue only, we will not take up that phase of the question.

The process of economic deterioration in business buildings is less rapid, but inevitable. It is varied only by certain instances where the peculiar location and surroundings tend to outweigh the attractions of newer buildings and localities. These sometimes manage to retain their rentals for a somewhat longer period.

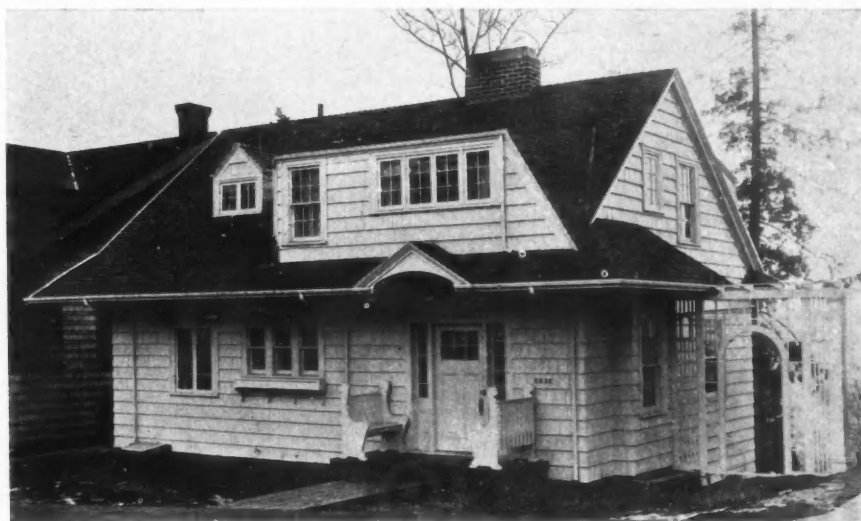
New locations are often pioneered with permanent buildings, which accept a shortage of income for a few years with the hope of evening up later on and enjoying a longer period of remunerative financial

return. However, if the march of business swerves from its anticipated path, their sacrifice will have been in vain.

Mere huge proportions or expensive construction cannot be depended upon to escape the necessity of



RESIDENCE OF ALBERT KOCH, BRIGHTON BEACH, WASH.
E. J. IVY, Architect



RESIDENCE OF MRS. HENRY ANGERS, SEATTLE, WASH.
E. J. IVY, Architect

remodeling in the future, for sooner or later the insistence of modern business life will demand it. This expense is seldom anticipated and comes upon an owner without due preparation or provision therefor. Remodeling is often postponed for lack of funds until the tide has ebbed and the alteration fails to rehabilitate the slackening revenues.

In some cities radical changes have been made in comparatively modern steel structures for the purpose of meeting changing economic conditions. In the presence of rapid growth and change in business life, the durability of materials for metropolitan buildings has lost some of its interest as a topic of discussion, for in practice it is found that the physical is almost certain to exceed the economic durability of the building as a whole.

The march of alteration and reconstruction is inexorable. It is a result of growth of population and increase in demand and should be considered and anticipated in the original study of the investment, so that funds may be laid by against its inevitable occurrence. But alteration and remodeling are makeshifts and only serve for a time to check the receding revenues. The past history of building, according to Bolton, in his "Building for Profit," shows that reconstruction occurs about three times in a century. If such contingencies were taken into account when the design is conceived, many extravagant and unnecessary expenditures would be avoided, and only such expense incurred as would be justified by conservative estimates based upon the gradually decreasing returns derivable.

It is evident that the reconstruction fund should be reckoned on the basis of the probable period of the economic life of the building rather than its physical life. Separate funds should be set aside beginning with the first revenue received, to take care of the inevitable alteration charges and upkeep expenses increasing with decreasing revenues. This method of figuring an investment would, in many cases, check the expenditure of enormous sums on exterior and interior decorations which were oftentimes better omitted. The elaborate equipment and conveniences of certain buildings may appear justifiable in the light of present attractiveness, but they ought to show a commensurate return in rentals, not only at first,

but after years of competition. Adequate provision should be made to renew them, for they are among the first elements of the building to become obsolete. Inconvenient arrangement and waste of space handicap a building in its contest for tenants. If at its inception, thought is given to the possible elasticity of its functions, the burden of the cost of future alteration can be lightened.

Well-designed buildings logically situated and involving only such financial outlay as is warranted by conservatively estimated revenues, would create an incentive for further investment. The contrary of this naturally causes capital to hesitate. A city may be said to be over-built when, in reality, it is being very inadequately served and its investors impoverished because the essentials of intelligent building have been ignored. Intelligent building, based upon

the factors alluded to above, would give a city a business foundation both solid and more alluring to investors. If a large number of monumental signposts which now encumber our cities and point the way to financial ruin were razed, many of us would breathe more freely, and the embargo would be lifted from legitimate building enterprises.

It is true that some difficulty will be encountered in deciding on the period of time to be allotted to the financial life of a

building. Such a period may naturally be the subject of very close investigation and of expert opinion. A close observation of what has happened in our own city in the last fifteen years and of the actual transition going on at the present time will serve as a more or less lucid guide in this task.

Over-expense is one of our immediate concerns; the cost of steel has jumped to almost prohibitive prices. Its importance in connection with metropolitan buildings has already started inquiry for less expensive types of construction. The reinforced-concrete type involves less steel, but when the reconstruction period arrives, its wrecking and removal will pile up a heavy charge against the cost of rebuilding. Mill construction is not permitted upon as large a scale at the present time in the first fire districts; hence, its ineffectiveness as a relief in the present crisis. Plumbing and heating goods and mechanical equipment are keeping pace with structural steel and no substitute



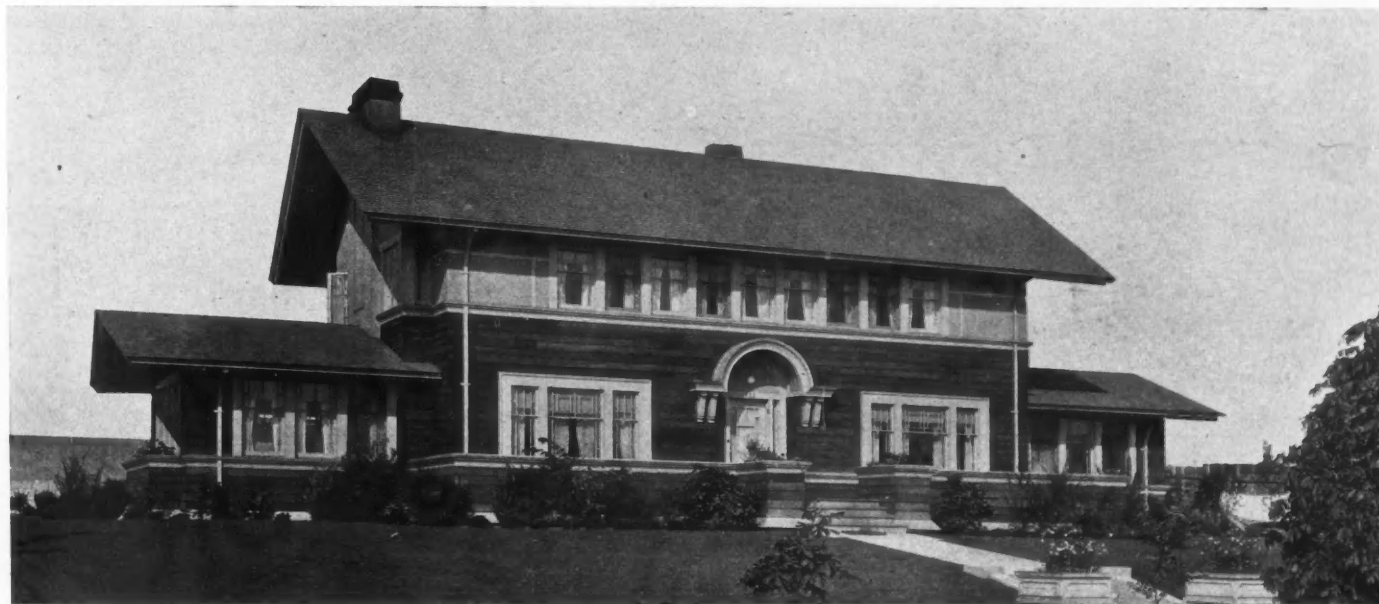
SUN ROOM IN RESIDENCE OF J. C. BLACK, SEATTLE, WASH.

ANDREW C. P. WILLATZEN, Architect

can be considered. Rentals have not increased in proportion. This seemingly eliminates all recognized types of construction. The only solution the writer sees at this time is an enlarged use of mill construction with automatic sprinklers as a protection from fire. This type of construction would be reasonably safe, would be easily adapted to most uses and, with study, could be made sufficiently attractive. Its use would require a modification of the building ordinances and a study of the effect of increased insurance costs, as compared with savings in construction

and wrecking. Perhaps a thorough investigation of this subject at this time might produce a salutary effect.

A careful study of the patent causes for early decay in the financial life of buildings will be of great assistance to us in dissipating the depressing effect of advanced prices upon the progress of construction. Let us offset this initial disadvantage by designing and erecting buildings which will embody a guarantee for an economic period sufficiently extended to more than make up for the increased cost.



RESIDENCE OF J. C. BLACK, SEATTLE, WASH.
ANDREW C. P. WILLATZEN, Architect

Notes From the Fifty-First Annual Convention A. I. A.

In crossing the country from the Pacific to the Atlantic at this time, one cannot fail to be impressed by the gathering evidence everywhere, of the immensity of the nation's war business, the effect of which must of necessity have been reflected upon the proceedings of the Fifty-first Annual Convention of the American Institute of Architects, held at Philadelphia, April 24 to 26, inclusive.

It was a war service convention held within the sound of munition plant activities, the hurrying past of troop trains eastward bound and campaign rallies for the Third Liberty Loan. Almost every thought or sentiment expressed hinged upon the fact that the nation's first business is war.

While the formal dignity attendant upon a numerically larger convention may perhaps in a measure have been diminished by reason of the abridged form adopted this year, the interest and importance of the proceedings were doubly felt by the seventy or seventy-five delegates attending.

This was the first annual convention to be held in the spring instead of midwinter, and the advantages to be gained by this change of date were fully appreciated.

Preceding the opening of convention, the usual informal meeting was held in the Bellevue-Stratford Hotel, the headquarters, on the evening of April 23d, and several vital and somewhat familiar questions were freely discussed with refreshingly new lines of argument.

The placing of a suitable sign upon buildings while in course of construction in order that the public may know where to place the responsibility for design and construction was favored if done without intent to advertise matters other than those of which the public is entitled to know. This matter was disposed of on the floor of the convention later.

Another feature of the informal gathering was the question of co-ordinating the allied professions of engineering, the building industries, and arts and crafts in the activities of the local chapters and promoting a better understanding of interests common to all engaged in building operations.

The keynote of the convention was delivered to the delegates by the president in his opening address, in which he dwelt with emphasis upon the "Architect's Service," service to the public, and service to the Government, and the several addresses which followed

(Continued on page 320)



List of Architects and Draughtsmen in Military Service

San Francisco Chapter

Harris C. Allen
E. P. Antonovich
John A. Baur

Franklin T. Georgeson
John Davis Hatch

B. S. Hirschfeld
James T. Narbett

Ernest L. Norberg
Sidney B. Newsom

Walter D. Reed
W. O. Raiguel

San Francisco Architectural Club

Walter Reed
John Branner
Albert Cauldwell
Harvey E. Harris
Harry Abrahms
E. B. Bangs
W. I. Garren
Chas. J. Masten
Lester Hurd
Henry Howard
Earnest De Cheene
Herbert Brown
Clement Ambros
Guy L. Brown
Ed H. Russ
P. Fisher

H. O. Elliot
M. Schwartz
J. W. Oliver
E. K. Martin
L. A. Keyser
Louis Saylor
T. E. A. Tellefsen
Mr. Freer
Clyde Payne
Fred Kramer
Joseph Cohen
Joseph Cahen
Wallace Stephen
Earl Meyers
Lawrence Kruse
Ross W. Edmonson

Milton Heilfron
Harry Devine
Phil De Longchamps
Edmund J. Burke
W. J. Helm, Jr.
Ed L. Frick
R. W. Bradley
Gerald Craner
Wm. Smythe
Roy Mulie
Lewis Jackson
Gordon Raeside
Albert W. Burgren
Ed Sharp
H. P. Buckingham
J. L. Bourgeois

Mr. Nickelson
Mr. Corking
Roland Stringham
Fernand Parneitier
Walter Clifford
Harold Weeks
Rodney Jones
Vincent Buckley
M. Meherin
Louis Jacobsen
Arthur Jory
C. V. Calvert
J. Bettencourt
Walter Stone
N. A. Reinecker

C. O. Clausen
C. Ambrose
Wm. Debrunner
John McHenry, Jr.
Wm. Rankin
Fernand Allamand
H. F. Uttley
L. D. Howell
Fred Brauer
A. S. Roguel
Lex Kelley
Howard McMullin
E. Boldeman
Harold Danheim
Edward Tillman

Southern California Chapter

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Robert M. Taylor

Ellis Taylor
Dwight Wallace
Arthur Evans
C. P. Hill
Eugene Weston

Ross Montgomery
John T. Vawter

Joseph Weston
Robert Lockwood
Archie Zimmerman
Jos. Fiel

P. H. Frohman

H. A. Jackson
Kenneth C. Albright
Emmet G. Martin
Chas. A. Wall

Edw. H. Cline

Sam W. Williams
John Hasemeir
Chas. Schweissinger
James Hanenstein

Karl D. Schwender

B. A. Freeman
Carl Sjoberg
James Connell
William E. Murphy

Washington Chapter

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Wm. J. Bayne

Walter Bogart
Joseph S. Côté

Herbert Lindhous

Harold Sexsmith

W. M. Somervell

Portland Chapter

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J. J. Burling
Russell Collins
J. Andre Fouilhoux
Harold Doty
Edwin Merrill

John Stanton
Warren Hathaway
George Otteu
Chester Truichell
Jay Keller
T. Turner

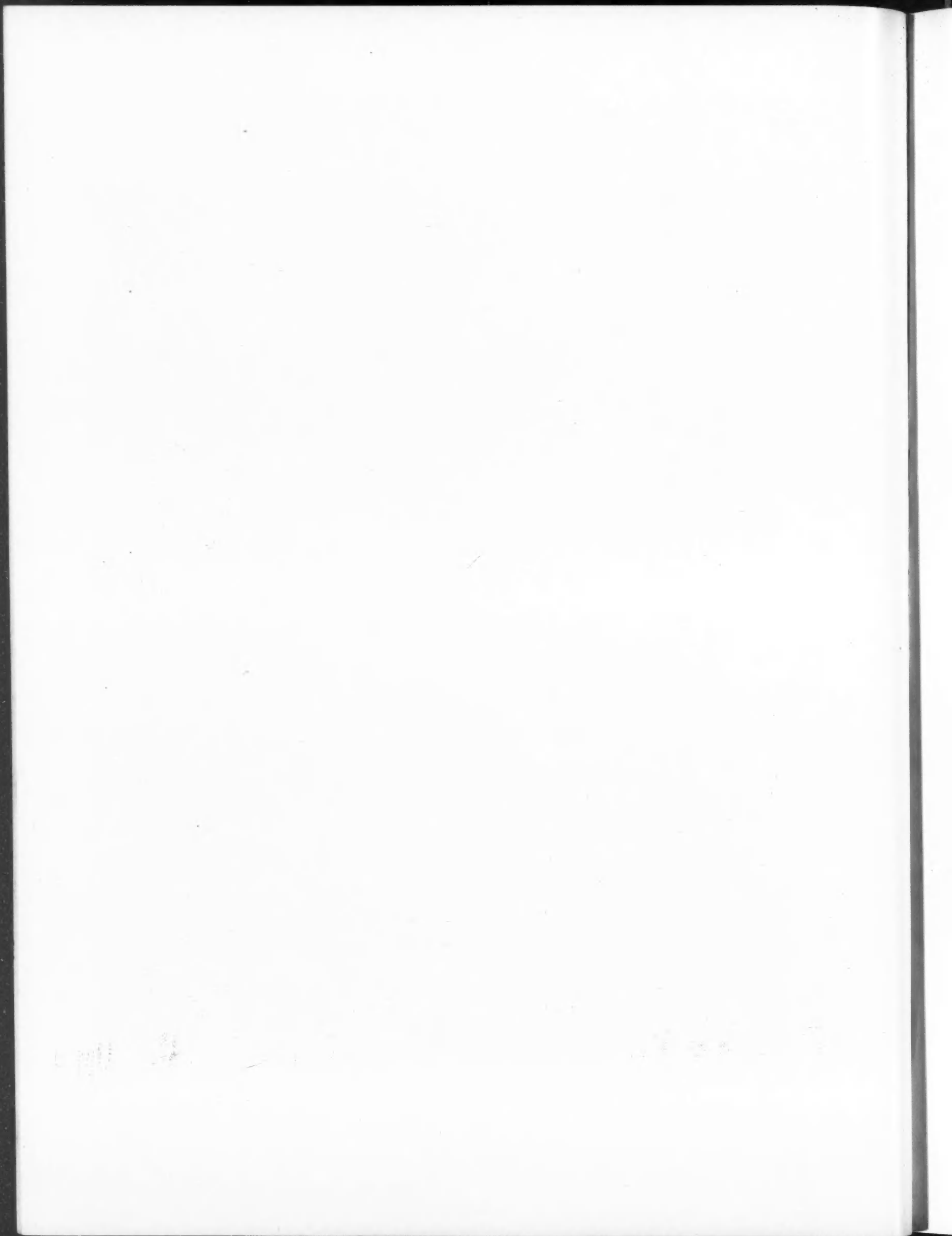
C. Merrian
Lloyd Dittrich
J. Tourtellotte
L. C. Rosenberg
Artie Marshall
Earl Heitschmidt

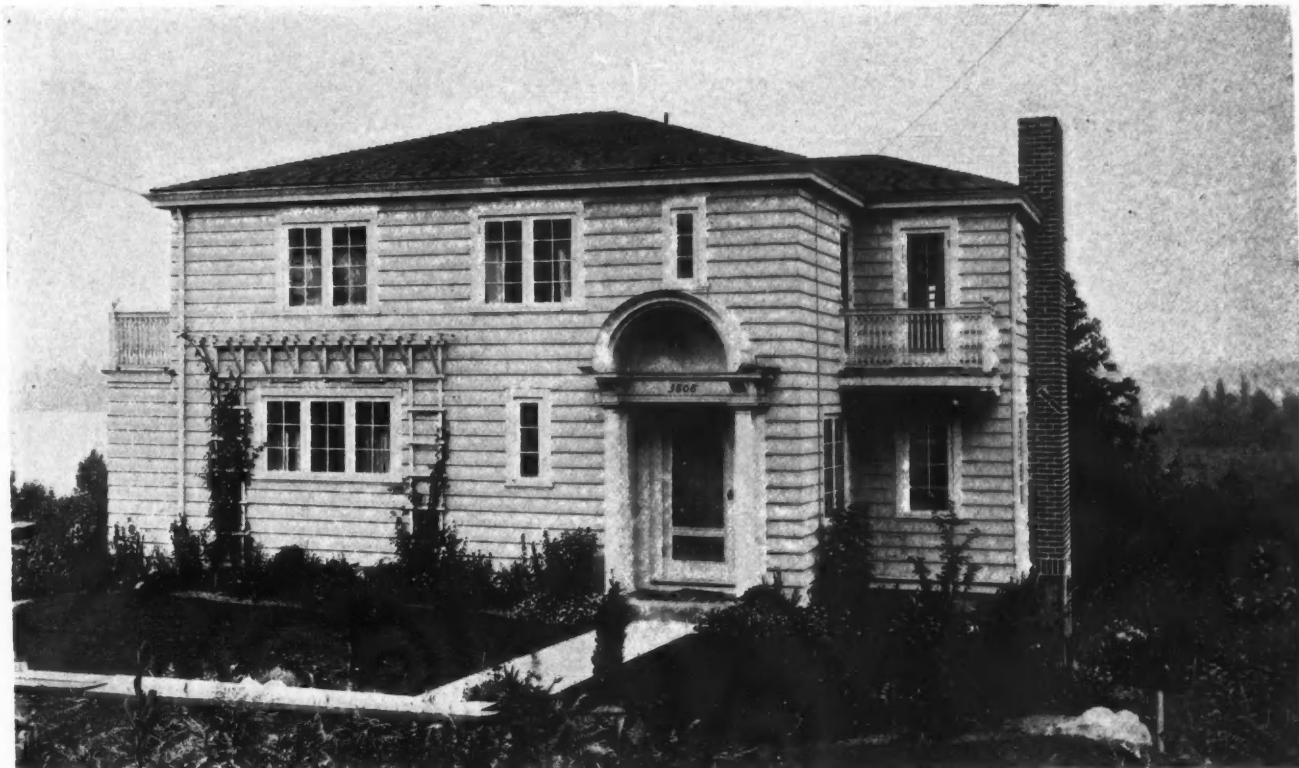
John McGuire
Peter Jensen
Howard Hall
H. W. Ward
Fred A. Fritsch
Eyler Brown

Walter Church
Dell Hinson
Harvey Madden
O. Lyllenberg
Glenn Stanton



RESIDENCE OF F. T. FISCHER, BAINBRIDGE ISLAND, WASH.
ARTHUR L. LOVELESS. Archived





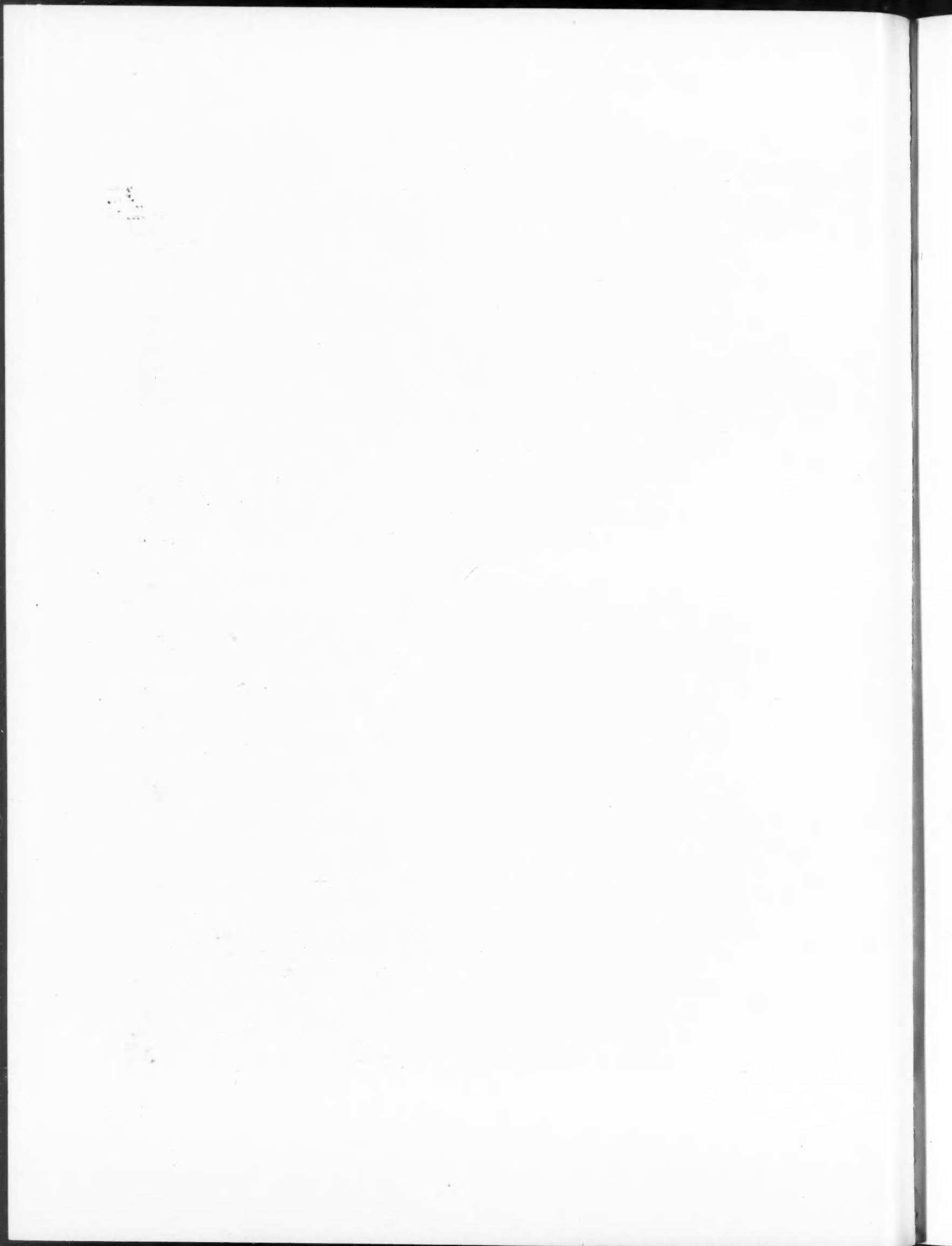
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W. R. B. WILLCOX, Architect



RESIDENCE OF E. M. MANNING, SEATTLE, WASH.
W. R. B. WILLCOX, Architect



RESIDENCE OF C. HUISKAMP, HIGHLANDS, NEAR SEATTLE, WASH.
ANDREW C. P. WILLATZEN, ARCHITECT



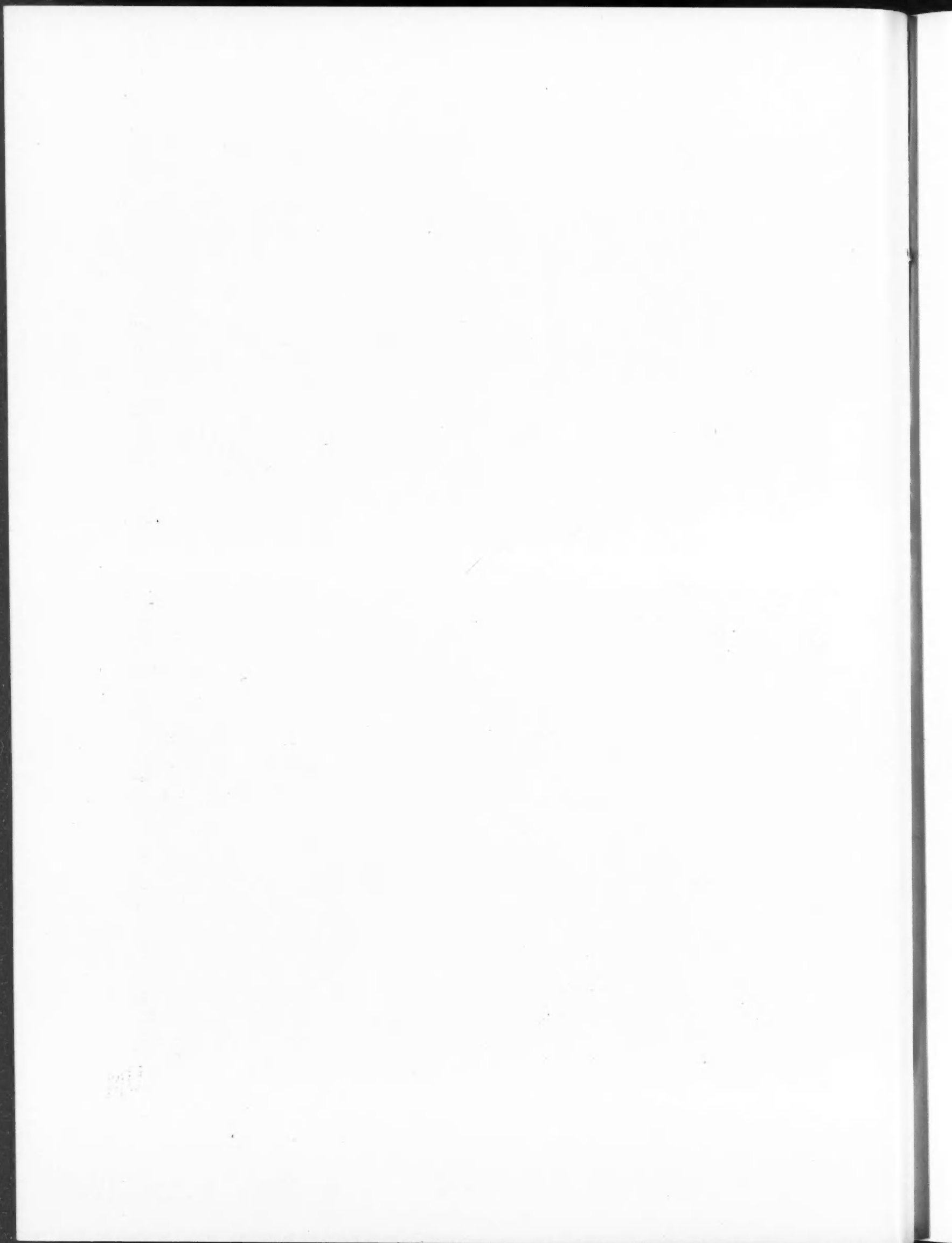


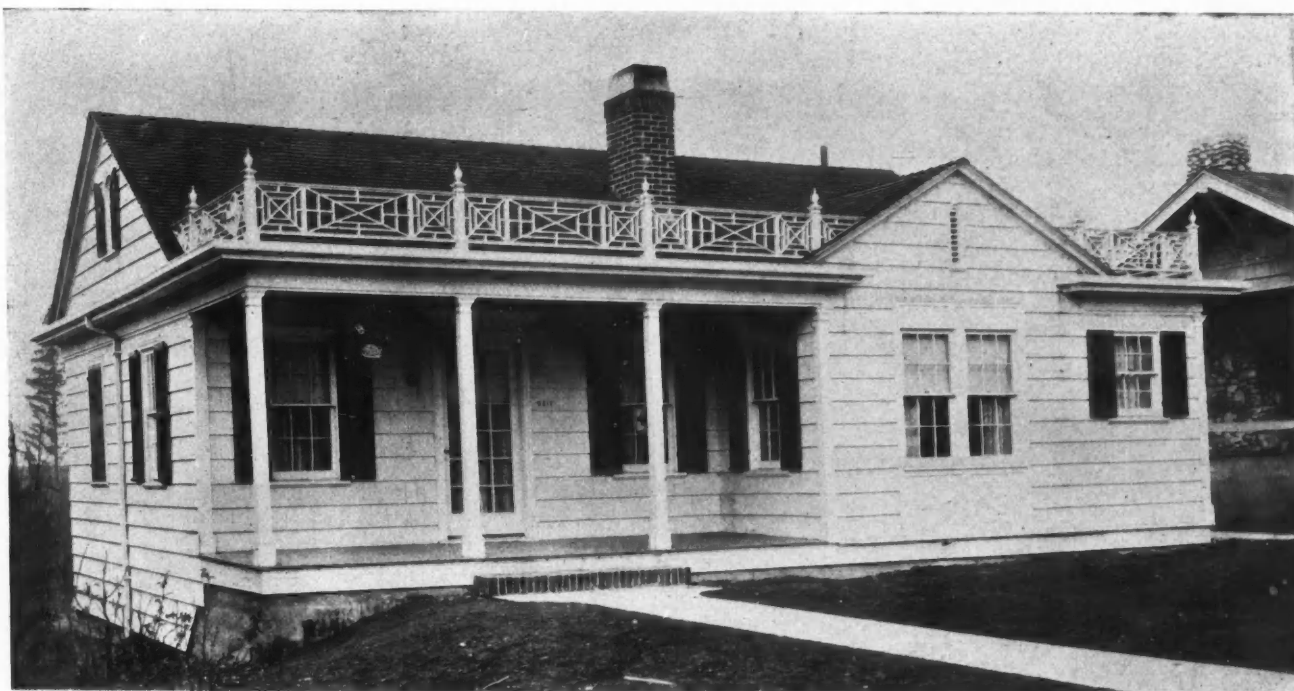
LIVING ROOM



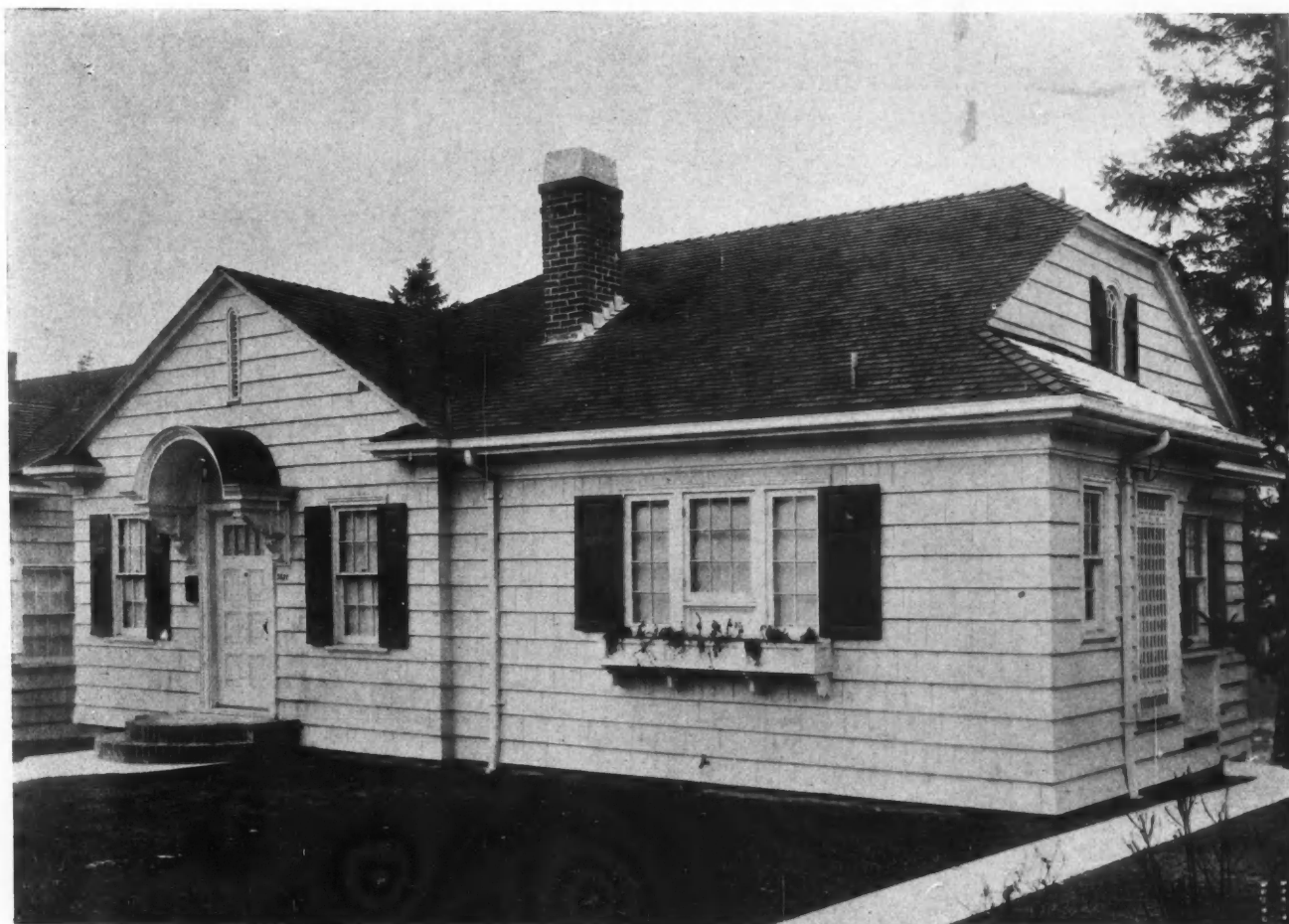
NURSERY

RESIDENCE OF CARLTON HUISKAMP, HIGHLANDS, NEAR SEATTLE, WASH.
ANDREW C. P. WILLATZEN, Architect

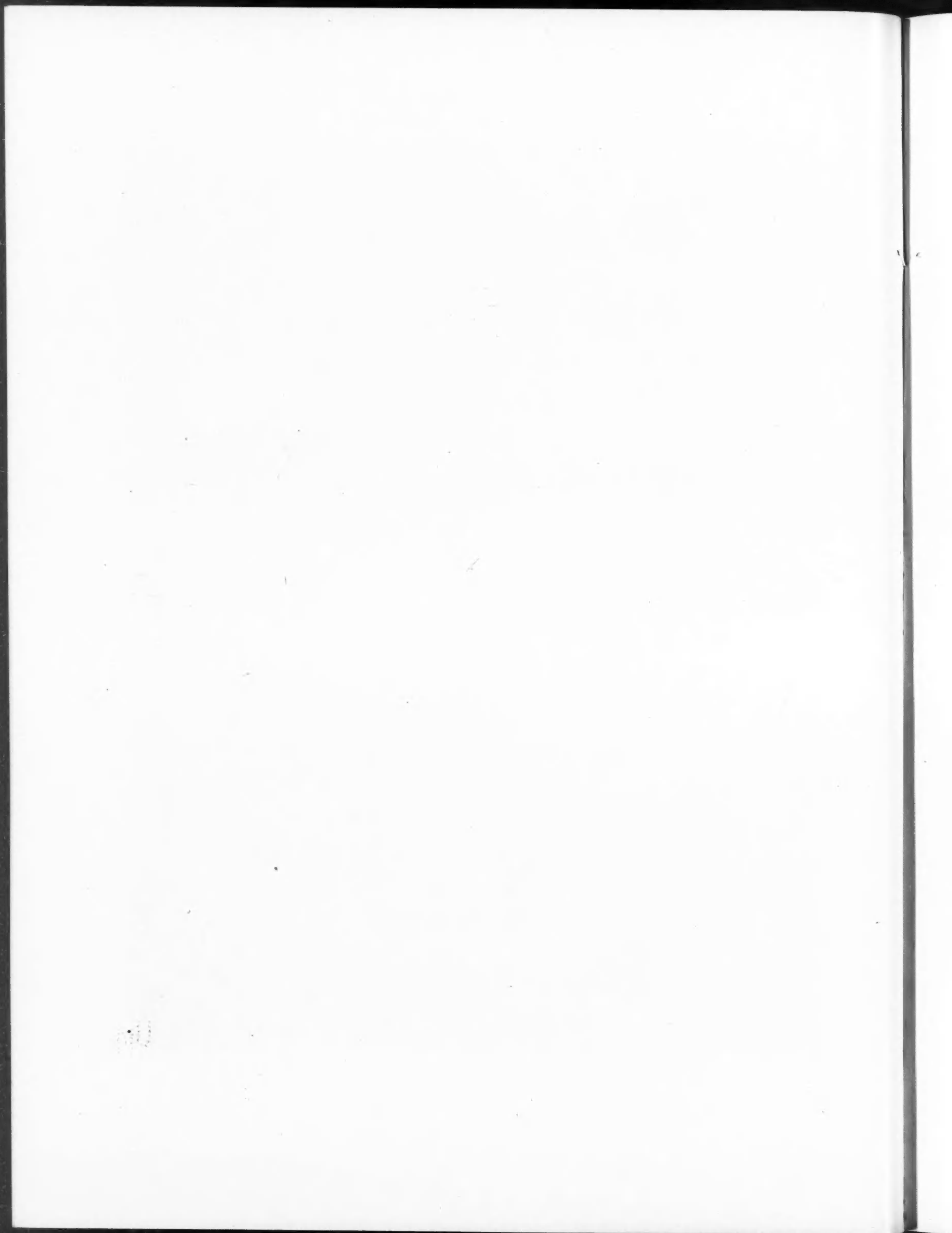




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E. J. IVY, Architect



RESIDENCE OF E. E. HAROLD, SEATTLE, WASH.
E. J. IVY, Architect

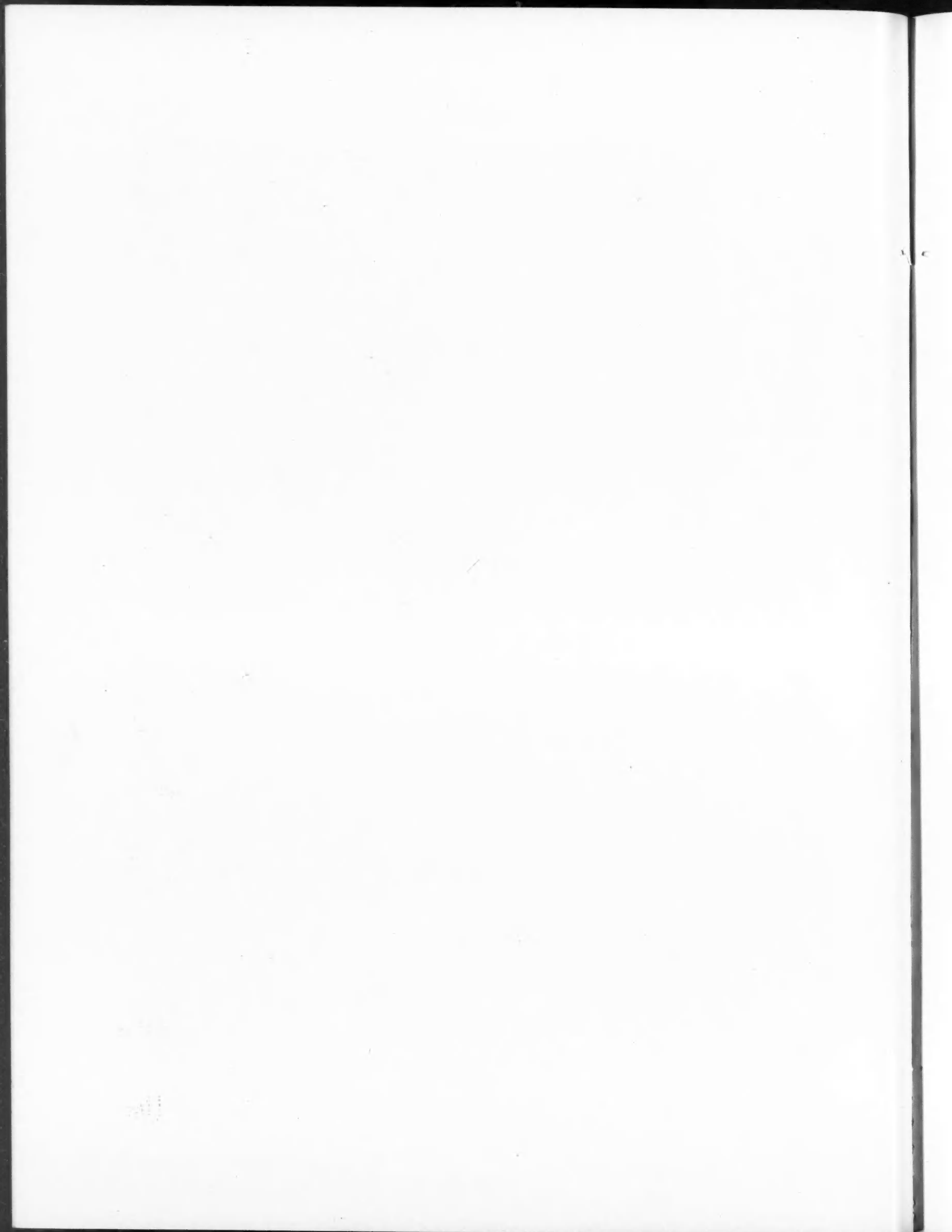




RESIDENCE OF ERIC ALLEN, SEATTLE, WASH.
W. R. B. WILLCOX, Architect

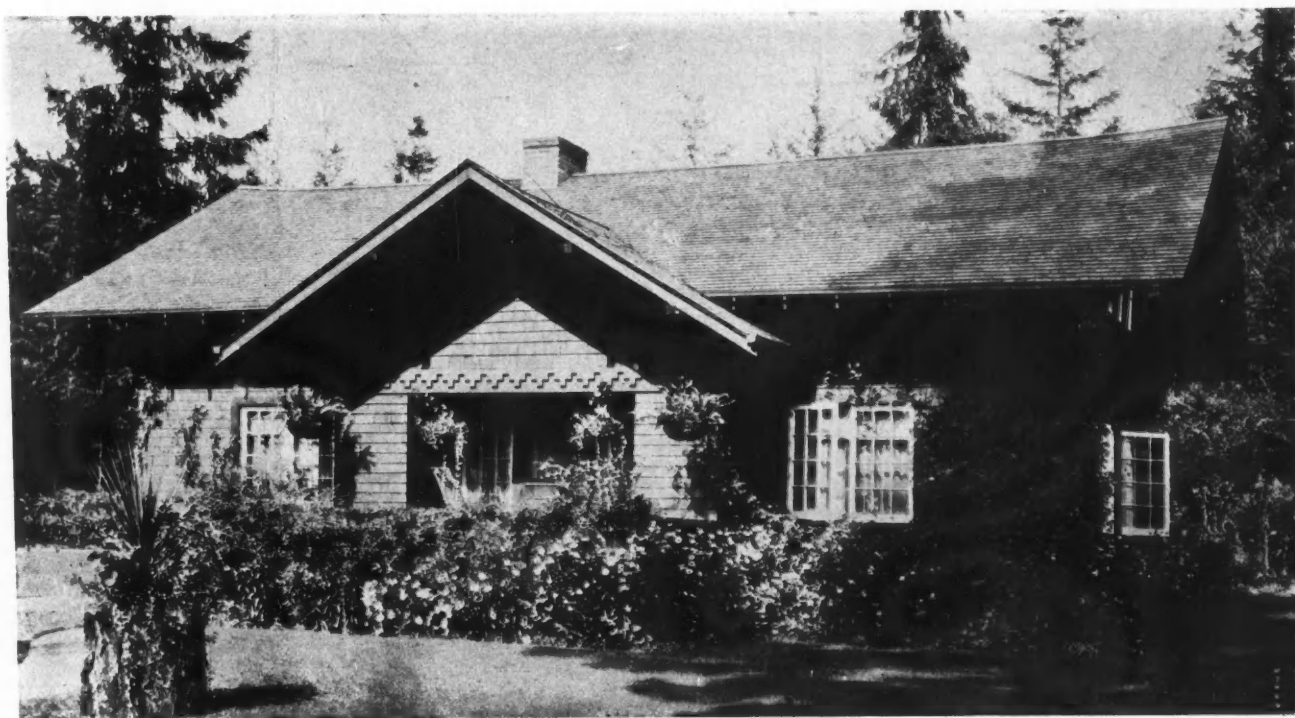


RESIDENCE OF H. H. WOLFE, SEATTLE, WASH.
W. R. B. WILLCOX, Architect





A SMALL HOUSE, SEATTLE, WASH.
CARL F. GOULD, Architect



SUMMER COTTAGE OF L. C. HENRY, SEATTLE, WASH.
ANDREW C. P. WILLATZEN, Architect

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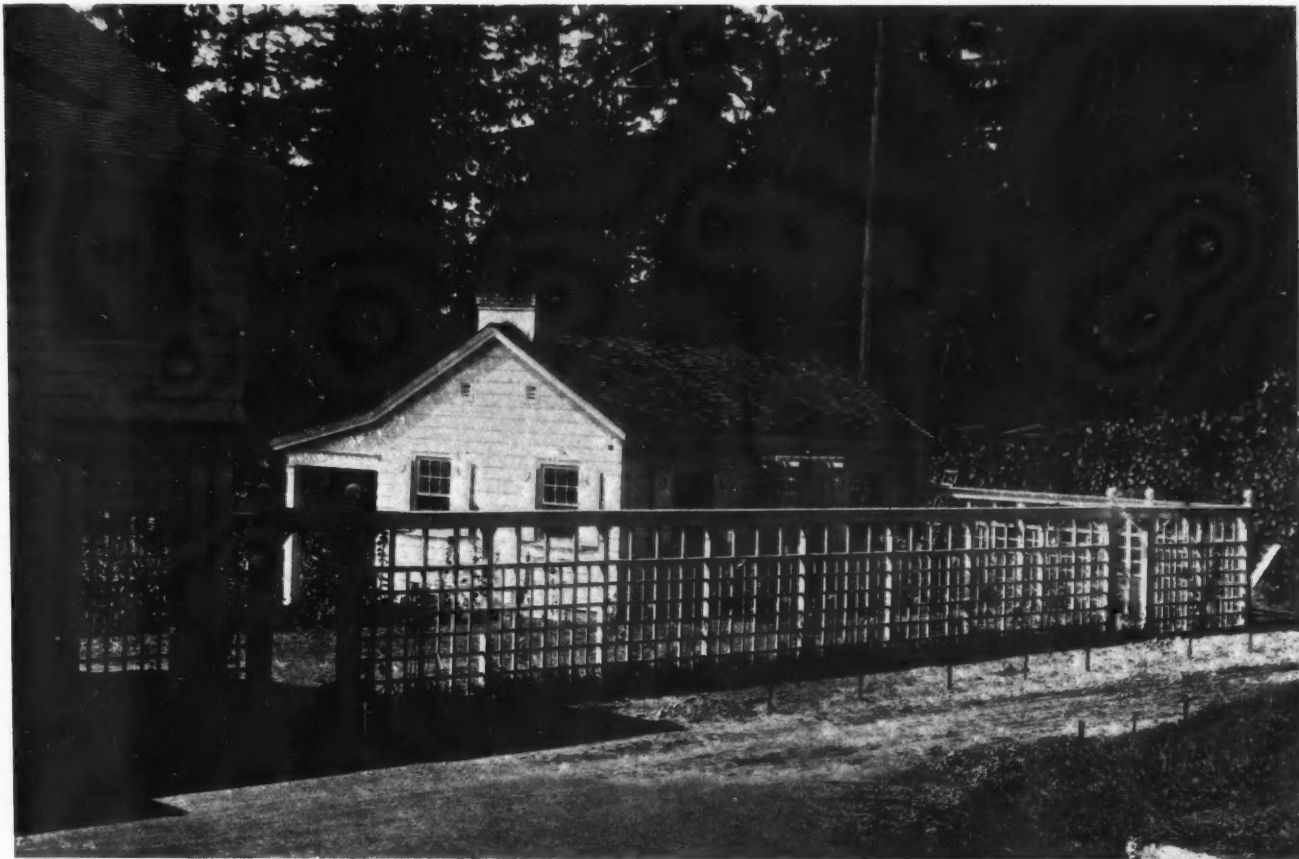
RESIDENCE OF L. D. LEWIS, HIGHLANDS, NEAR SEATTLE, WASH.
W. R. B. WILLCOX, Architect

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RESIDENCE OF L. D. LEWIS, HIGHLANDS, NEAR SEATTLE, WASH.
W. R. B. WILLCOX, Architect

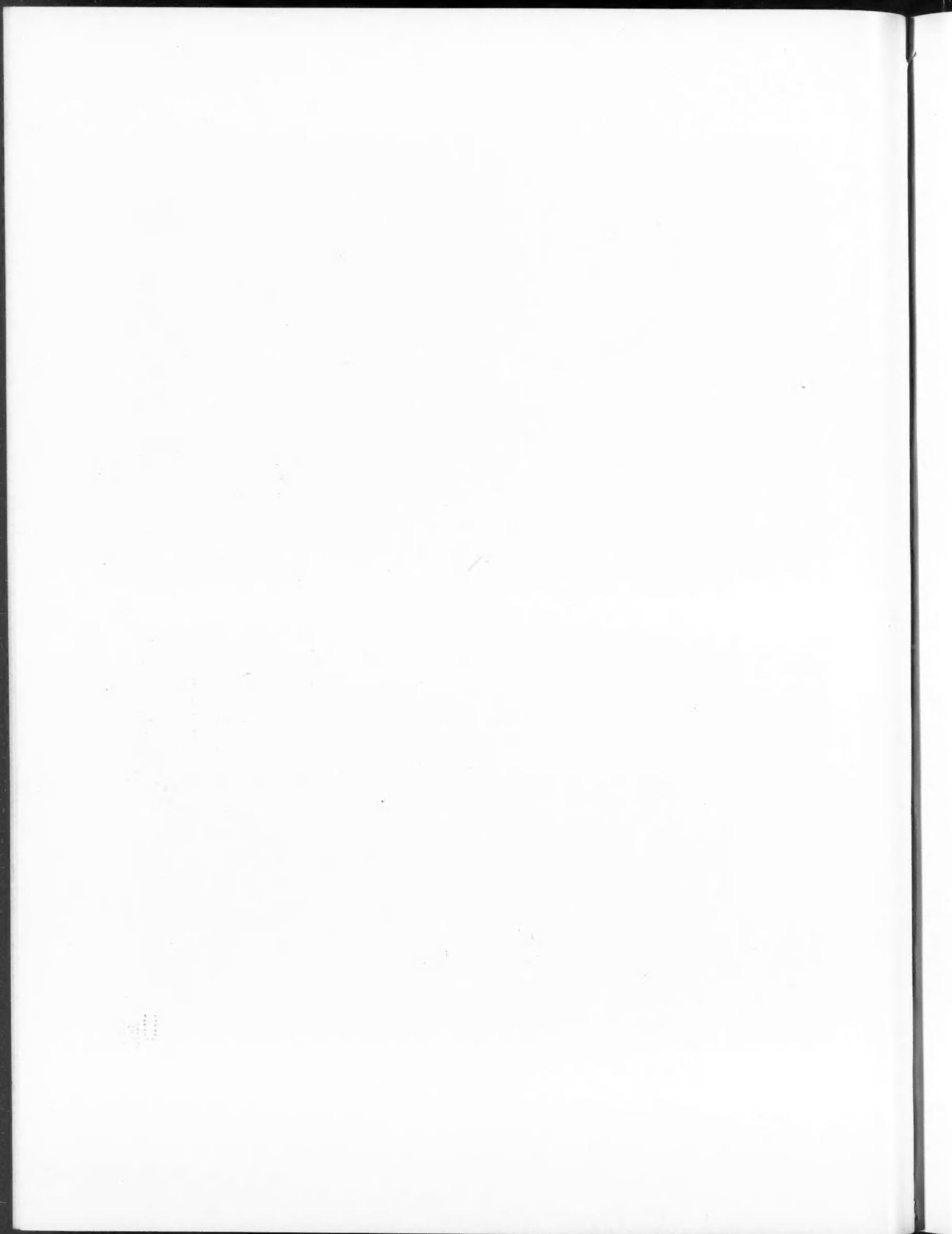
STATE OF
NEW YORK
IN SENATE
JANUARY 18, 1907.



LAUNDRY AND SERVANTS' QUARTERS FROM FORECOURT

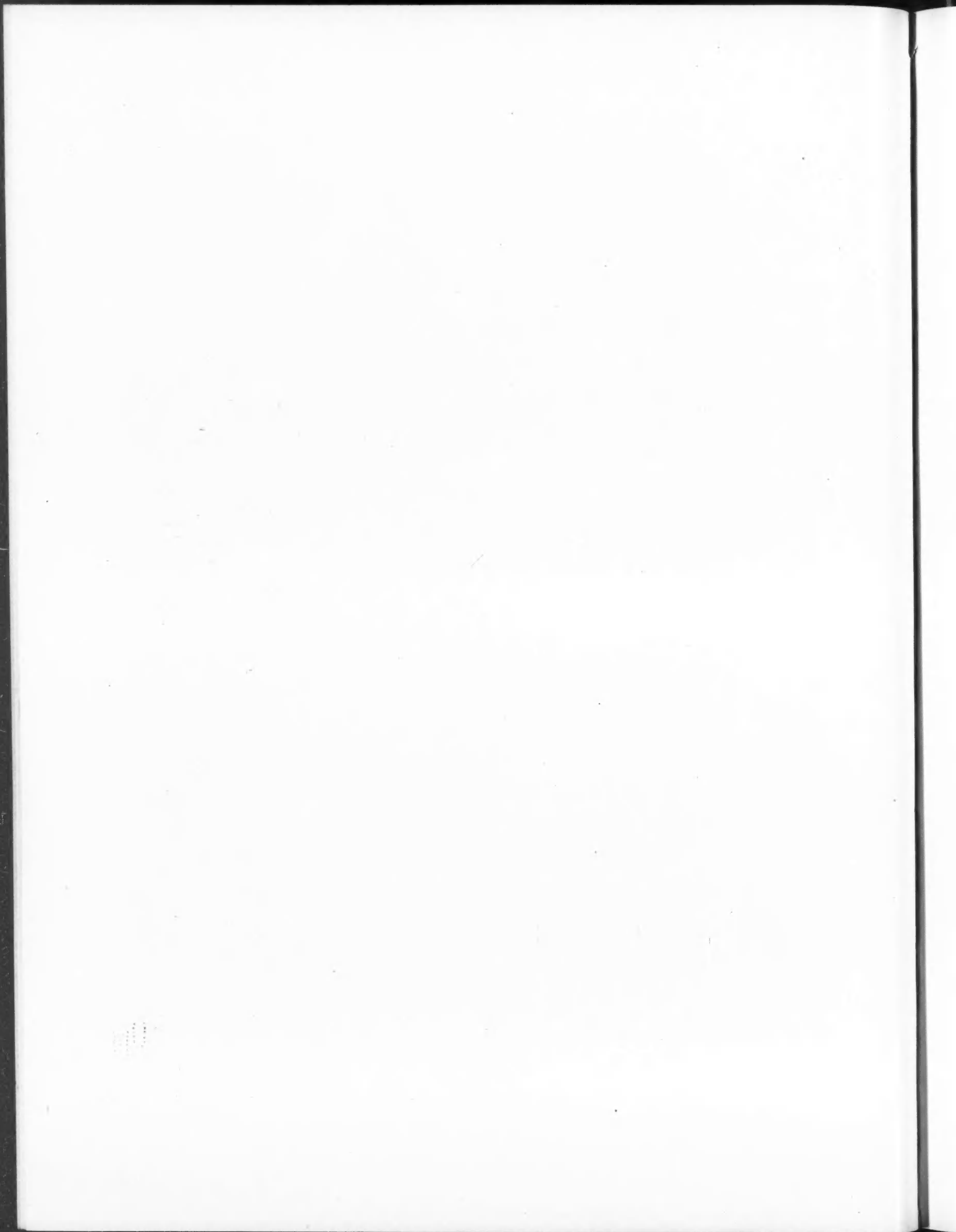


LAUNDRY AND SERVANTS' QUARTERS FROM PATH TO GARAGE
RESIDENCE OF L. D. LEWIS, HIGHLANDS, NEAR SEATTLE, WASH.
W. R. B. WILLCOX, Architect





RESIDENCE OF F. W. GWIN, SEATTLE, WASH.
G. C. FIELD, Architect



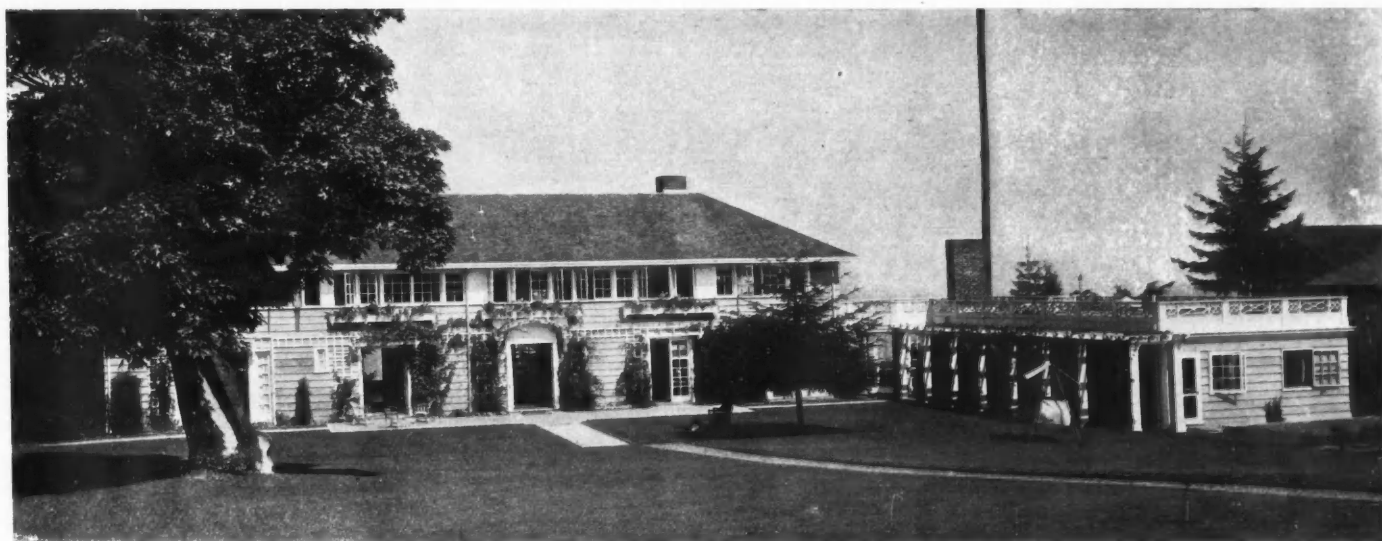


RESIDENCE OF WILLIAM G. JOHN, SEATTLE, WASH.
ARTHUR L. LOVELESS, Architect



RESIDENCE AT THE HIGHLANDS, NEAR SEATTLE, WASH.
BEBB & GOULD, Architects

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RESIDENCE OF ALEXANDER F. McEWAN, COUNTRY CLUB, BAINBRIDGE ISLAND, WASH.
CARL F. GOULD, Architect

Art In the Home and Its Effect Upon the Individual

By CARL F. GOULD, of Bebb & Gould, Seattle, Wash.

TODAY not only the man of means, but even the workingman, has far greater facilities for obtaining an attractive and convenient home than was possible ten years ago. Material resources are of infinite variety. The house problem of the ages is unfolded before him, with unlimited possibilities of selection and of adjustment to present conditions.

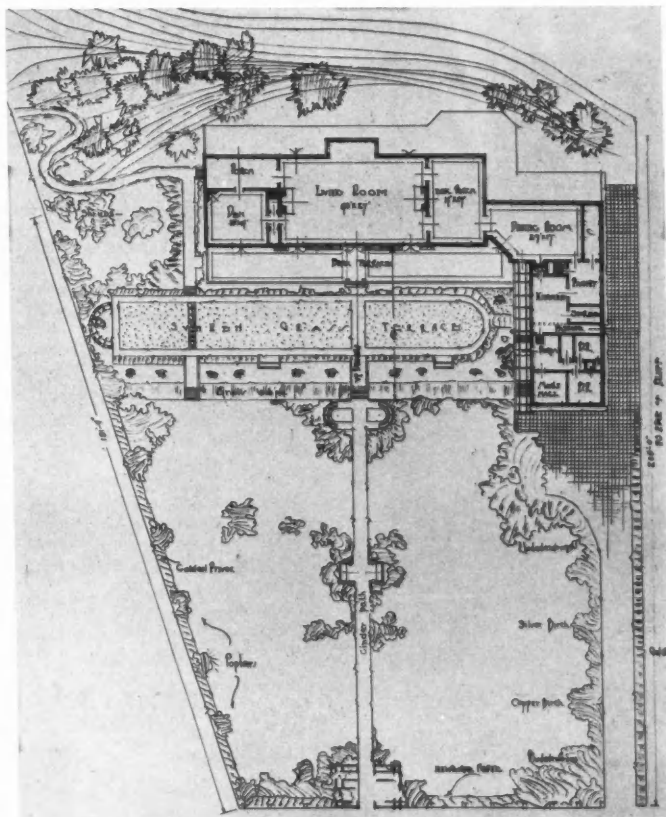
The early forms of habitation were chiefly concerned with providing protection from the elements. There was little opportunity for superfluous energy or for the addition of ornament in the construction of the Indian tent, the tree houses, or the Arabian migratory homes. The houses of the chiefs were sometimes decorated with trophies of their wars, but this became possible only when a certain amount of capital and leisure had become available as the result of the seizure of booty.

In the earlier types of European homes, those of the Egyptians, the Syrians, and the Greeks, we find certain traditionally established types of design in the remnants that have come down to us through the ages. A protecting solid wall without openings, enclosing an interior court one story in height, the center of which was used for a family fire and gathering place, seems to be the most prominent characteristic. The later type of Greek and Italian

house developed into a series of these enclosed courts, around which were arranged the sleeping rooms, the service rooms, and the offices in which the wealthy householder transacted his business. The center fire was replaced by the impluvium, or pool of water, into which drained the rain from the inclined surface of the roof. This type of home evolved during later centuries into the type now found in southern Europe and Spain. The enclosed series of open courts became the cortile of the Spanish, and this in turn, at the time

of the settling of Mexico and Southern California, furnished the characteristic feature of plan in what is now known as Mission architecture. This type has been developed successfully in California today, and even in the northern districts of New England and the Pacific Coast. In adjusting itself to local conditions, it has undergone a number of important changes. No longer is the solid exterior wall to be found. Glass has changed the situation greatly, and the necessity for protection from an outside enemy no longer exists. Thus we find houses of this type opening not only onto an interior court, but also toward the exterior.

Along with this Californian or Spanish Colonial architecture there have developed the Dutch and English Colonial, brought



GROUND LAYOUT SHOWING ADDITIONS TO RESIDENCE OF ALEXANDER F. McEWAN, BAINBRIDGE ISLAND, WASH.
CHAS. H. BEBB and CARL F. GOULD, Associate Architects

by the early colonists to this country, and reaching their finest development in the early part of the eighteenth century. These houses are to be found in New England and along the shores of the Potomac and in the hospitable country of Virginia. Today we are developing this particular type of house, adjusting it to the conditions of the various parts of the country, and rendering it indeed very well adapted to the life of our people.

Oscar Wilde in "Decorative Art in America" says: "The Americans are going back to the really simple art that flourished in the Colonial days. This is the only genuine American art and will be the art of the Republic in the future."

This type found expression in the home of George Washington at Mount Vernon, and in the many hospitable mansions of the South, and developed into the more or less monumental forms represented by the White House in Washington. Today, with our abundance of wood, we find Colonial very adaptable. Throughout the country are being built many home-like and attractive houses in this manner.

Parallel to the Colonial, which is necessarily more or less symmetrical and classic, has been and is being developed a type of picturesque architecture known as Elizabethan. Half-timber of mediæval origin. Throughout the country there are half-timber houses, but only in rare instances are they constructed upon the principle of their prototypes. Our half-timber work is usually applied in thin strips with plaster placed between. In the type from which it sprang the timber portion was a part of the structure of the house itself, not an applied veneer. As a consequence of applying in unstructural fashion a motif in itself structural, incongruous effects and inharmonies are bound to result.

One might ask, Why should a house be designed at all, as it merely is necessary to have a covering as a place to sleep, to eat, and to rear a family? Why do we resort to increased effort and cost to add to these structural and economic necessities what we call art, which only embellishes without giving additional service? Imagine a home denuded of all sense of proportion, all ray of color, all play of ornament and detail, reduced to its crudest usable form. We would have

a box with holes perforated at most convenient intervals, the exterior looking like a barn, the interior like the patients' ward in a hospital. All houses would be practically alike, varying merely in size. It is conceivable that we could live happily under such conditions. Imagine a world without books, fairy tales, painting, color in women's dresses, color in wall treatment; it would indeed be a world in which the human mind would and could not really exist.

Under such conditions would it be possible to express the individuality of a household? Who has not felt that immediately upon entering a home the character and personality of the inmates are declared by the type of house and the way it is furnished—the books, and the pictures that adorn the walls? The

personality of the owner often speaks more directly through the house furnishing than through his conversation. Art in the home is the most direct means of knowing the kind and character of the inhabitants.

W. Shaw Sparrow, editor of the *Modern Home* and the *British Home of Today*, says: "The best homes are those in which a feeling of art is neither cold nor formal, nor observed at the first glance; they charm by their quiet air of comfort and by the way in which

they represent the owner's hobbies and personality."

In art there is nothing immoral, nothing that is ugly, base, or common, or, as the Greek would have said, "offensive to the muses."

Quoting from George Santayana's "Sense of Beauty": "The character of the mind of an individual is absolutely expressed by his home and its furnishings."

It is not, however, only in the wealthy homes that this individuality is apparent. In the very simplest of interiors it is possible to know the individuality of the owner.

The poverty-stricken householder of Paris always has a bird and a box of flowers, which enables his imagination to project itself beyond his sordid surroundings. This makes him a better being. Witness the sordid householder in an Edinburgh slum, who has nothing upon which his imagination may take hold to draw him out of his squalid environment.

Walter Crane says: "We are realizing what the immense loss and deprivation of art in our daily lives



LIVING ROOM, RESIDENCE OF WILLIAM G. JOHN
ARTHUR L. LOVELESS, Architect



COUNTY CLERK'S OFFICE



COURT ROOM

cause; and where they are not felt at all, where the world rays like the sun never penetrate, there are carelessness, brutality and degradation."

It is a noticeable fact that harshness and coarseness of manner and want of simplicity usually accompany the absence of susceptibility to art in an individual. We allow the walls of our school rooms to become crude and bare.

The sociable quality of art in the home is very great. It puts one in a frame of mind more susceptible to intercourse with his neighbor. Why do we particularly care for decorating our table and having well-assorted foods when we have visitors? The meal served in monotonous colors is less attractive and arouses less of the social instincts than one that is thought out with some reference to the effect on the eye.

The social character of the appeal to the eye is

brought home to us by the involuntary impulse with which, before a fine work of art or a lovely natural scene, one exclaims, "Look!" The exclamation may not always issue as a spoken word, but it is felt none the less, and provides a source of community of understanding among people.

The architect has often a wonderful opportunity to arouse a client's interests in expressing himself more fully in his house furnishings, and he should, I believe, endeavor to take advantage of this opportunity. For the home is the most fruitful field for the establishment of standards of beauty in the minds of the present as well as of the coming generation; and the people themselves of the coming generation, once possessed of the ideals of beauty, will in turn propagate them more widely and more effectively than can ever be done by the unaided architect.



COURTHOUSE, JOSEPHINE COUNTY, OREGON
E. E. McCLARAN, Architect

THE ARCHITECT

VOL. XV

SAN FRANCISCO, MAY, 1918

NO. 5

Editorial.

I recollect occasions when cherished architectural presentations of my own making have been accorded the dubious comment that the trees or the sky were lovely; and although the stings of such occurrences still rankle in my memory, I cannot resist, after a look over the illustrations of the present

ant profusion of verdure. The grace of deciduous trees and undergrowth contrasts delicately with the dignity of conifers. A peculiar romantic distinction is lent by the elegance of line of mountain peaks which rise from undulating ridges to snow-clad summits.



issue, remarking on the rare qualities of the Northwestern setting.

In its broad lines, the stylistic imprint of an era upon its architecture is a function of pervading social and historical conditions and modes of taste and thought; but climate and landscape are just as surely main factors in the differentiation of local variants. Californians have long been impressed by the unique character of their landscape, recognition of the peculiar qualities of which is beginning to appreciably influence local architectural expression. The foregoing photographs furnish glimpses of a landscape in essence as wholly foreign to that of California as it is to that of any other part of the country, but equally individual, equally consistent, and abstractly of equal charm. The massing of the foliage, its contours, its detail, and—what the camera fails so much as to suggest—its color and movement, are of singular beauty. On every hand is evinced abundance of water and its attend-

One might point to much of architectural interest and merit in the work here illustrated, and still be compelled to admit that hardly a beginning has been made in the important matter of bringing the buildings into an inevitable harmony with their unique environment. Much of the work derives from the Colonial tradition of the Eastern United States. The type adapts itself to this locality with much more conspicuous sympathy than to California, where it is apt to breathe an uncomfortable spirit of enforced expatriation. There are also signs of refreshing freedom and independence in handling which differentiate it somewhat from Eastern work, and may lead through successive transformations to an intimate local expression. Respectful recognition of the beauties and the consistency of the Northwestern country should lead to the development of a really homogeneous architecture in Northern Oregon and Washington.

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Notes From the Fifty-First Annual Convention A. I. A.

(Continued from page 289)

were enjoyed; among other things, the increased necessity under the present abnormal conditions of not alone proffering service, but increasing the demands for such service by delivering the goods.

The first amendment proposed was that making it possible to retain in office for another term the outgoing administration. This, after considerable discussion was defeated by a vote of 26 for to 23 against the amendment, two-thirds being required to carry.

The election of officers resulted as follows:

President, Thomas R. Kimball, Omaha, Neb.

First Vice-President, Charles A. Favrot, New Orleans, La.

Second Vice-President, George S. Mills, Toledo, Ohio.

Secretary, William Stanley Parker, Boston, Mass.

Treasurer, D. Everett Waid, New York City.

Directors to serve for three years: Edward W. Donn, Jr., Washington, D. C.; Robert D. Kohn, New York City; Richard Schmidt, Chicago, Ill.

Director to serve for one year: Ellis F. Lawrence, Portland, Ore.

Fellows elected: James E. Allison, Los Angeles, Cal.; Louis Ayres, New York City; Charles Butler, New York City; E. E. Dougherty, Atlanta, Ga.; A. C. Eschweiler, Milwaukee, Wis.; Albert Kahn, Detroit, Mich.; John P. B. Sinkler, Philadelphia, Pa.; William L. Steele, Sioux City, Iowa.

With regard to registration of architects, it was the sentiment of the convention that the registration laws of the various States should be co-ordinated so that such laws could be applied upon a common application and cause less inconvenience in the case of a practice covering more than one State. The matter was referred to the committee.

Respect due the memory of the late Senator Francis G. Newlands and appreciation of his life and work were fittingly voiced from the floor of the convention.

One of the most remarkable papers read was that of Mr. Ackerman, on the Architect's Service. It was ordered printed so that every one can read it in full. Mr. C. H. Whitaker and Mr. Owen Brainard also contributed clever and thoughtful addresses on the same subject.

Perhaps the most noteworthy amendment to the by-laws passed of late is the one authorized by this convention striking out Article 4 referring to advertising, and re-wording of Section 13 of advice to architects so as to bring it into harmony with the amendment.

Throughout the convention too much cannot be said of the kind hospitality of our Eastern friends, and especially those of Philadelphia, the convention city. The privileges of the Art Club, in which the convention was held, were extended to the delegates, and late afternoon visits to memorable historic places with which Philadelphia abounds, including a trip through the beautiful Fairmount Park. Of special interest was

(Concluded on page 324)



Sunk gardens of G. W. Wattle, Hollywood, Cal.

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The Architect is the Official Organ of the San Francisco Chapter, Southern California Chapter and Washington State Chapter, A. I. A.

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Minutes of Southern California Chapter

The one hundred and sixteenth regular meeting of the Southern California Chapter, A. I. A., was held at the Hollenbeck Hotel, Second and Spring Streets, Tuesday, April 9, 1918.

The meeting was called to order by Mr. J. J. Backus, president, at 7:45 p. m., the following members being present: J. E. Allison, J. J. Backus, P. A. Eisen, A. M. Edelman, W. E. Erkes, Lyman Farwell, J. C. Hillman, W. S. Hebbard, R. G. Hubby, Sumner P. Hunt, F. D. Hudson, J. P. Krempel, A. C. Martin, Octavius Morgan, O. W. Morgan, S. T. Norton, A. W. Rea, F. L. Roehrig, A. R. Walker, A. Wackerbarth, H. F. Withey.

As guests of the Chapter were present: Mr. P. H. Adams, architect, of London, England; Mr. John Bakewell, Jr., president of the San Francisco Chapter; Mr. Sylvain Schnaitacher and Mr. J. C. Newsom, both of San Francisco; Mr. Samuel Storrow, engineer, of Los Angeles, and Mr. John Bowler, of the *Southwest Builder and Contractor*.

Minutes of the one hundred and fifteenth regular meeting were read and approved.

For the Board of Directors the secretary read the minutes of the ninety-first meeting, held on April 2d.

Under the head of Committee Reports, Mr. J. E. Allison, chairman of the Committee on Public Information, reported that the committee had taken up with the secretary of the State Board of Architecture the violation of the State law by a certain individual of Los Angeles who is advertising himself as an architect. Members of the State Board being present, a discussion followed with regard to the subject. No definite action was taken.

Mr. Withey, chairman of the City Planning Committee, reported that the City Planning ordinance had been before the Council, had been seriously considered and discussed by the members, but definite action on the same was finally postponed until after July 1st.

Mr. A. C. Martin, chairman of the Committee on Ethics and Practice, reported that several members of the Chapter had received invitations from the Board of Education to submit sketches for the proposed East Seventh Street School. After a discussion on the subject, it was moved, seconded and duly carried that a resolution be drawn up recommending that the School Board continue with the services of Morgan, Walls & Morgan, who had been employed by the previous Board as architects for this school, and that the secretary present the resolution to the Board.

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E. C. Kemper, executive secretary of the Institute, advising this Chapter that the initiation fee of new members to the Institute is to be remitted during 1918 for all applicants who were Chapter members prior to December 8, 1916.

For New Business, the secretary presented a resolution, which was a revised form of the resolution passed at the March meeting, with reference to amending Section 13 of the Canon of Ethics, American Institute of Architects. It was moved by Mr. Walker, seconded by Mr. Krempel, and duly carried, that this resolution be adopted by the Chapter and appended to the minutes of the meeting.

In connection with this, the secretary read letters acknowledging receipt of a copy of the resolution from the following: South Carolina Chapter, Buffalo Chapter, Washington State Chapter, New York Chapter, and William Stanley Parker.

The secretary presented a rough draft of a letter which deprecates the action of certain concerns in employing other than architects for building construction. The same received adverse criticism by the members present, and no action was taken on the matter.

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The guests of the evening were then introduced and each replied in appreciation of the Chapter's hospitality, and discussed at certain length the State law of licensing architects, with suggestions for amending and approving the same at the next meeting of the Legislature.

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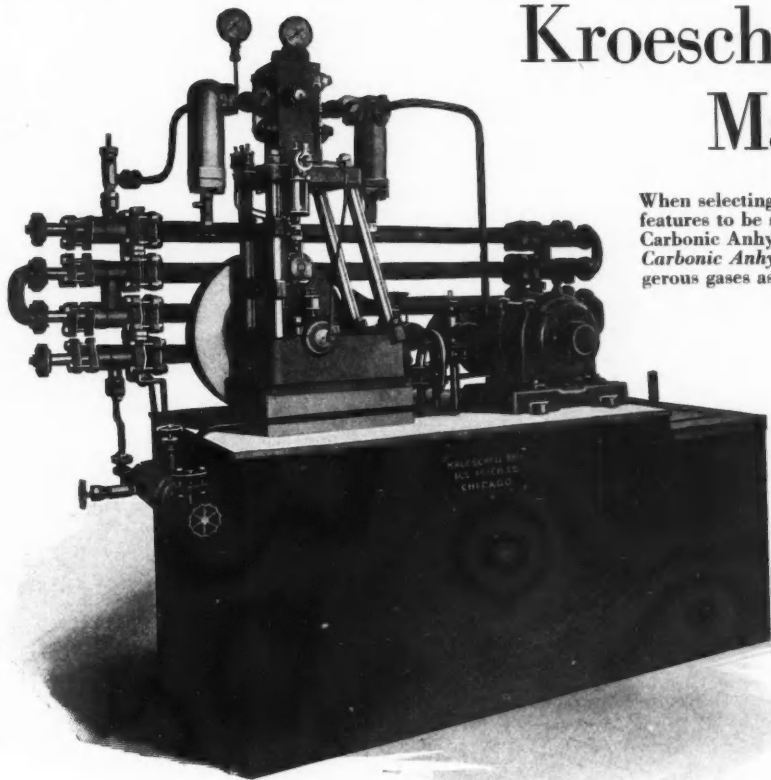
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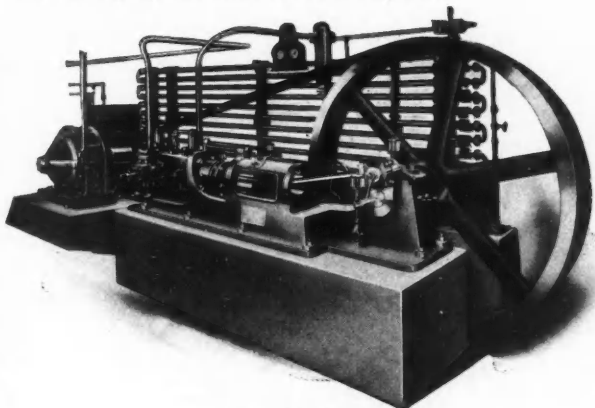
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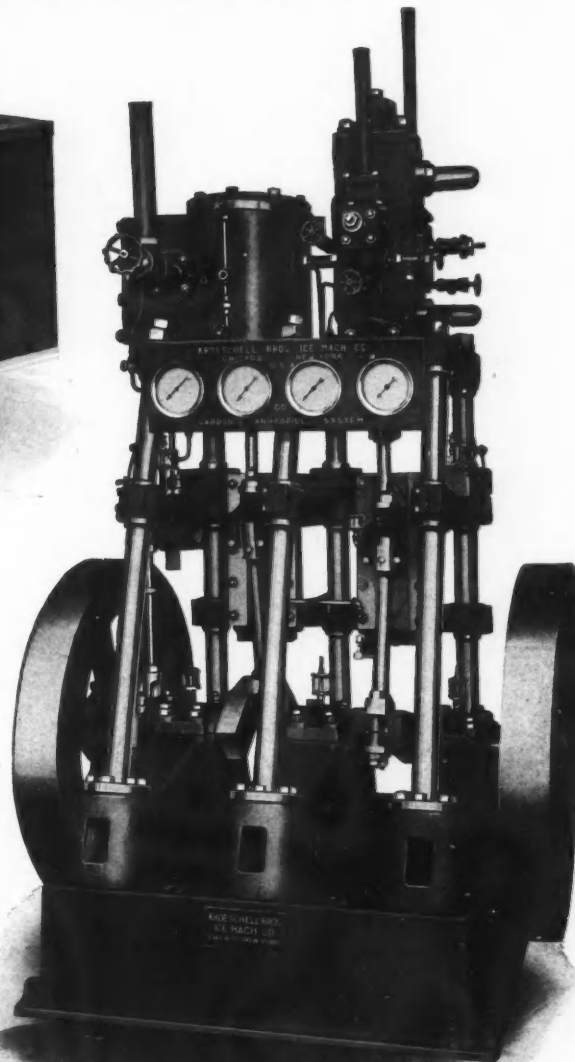


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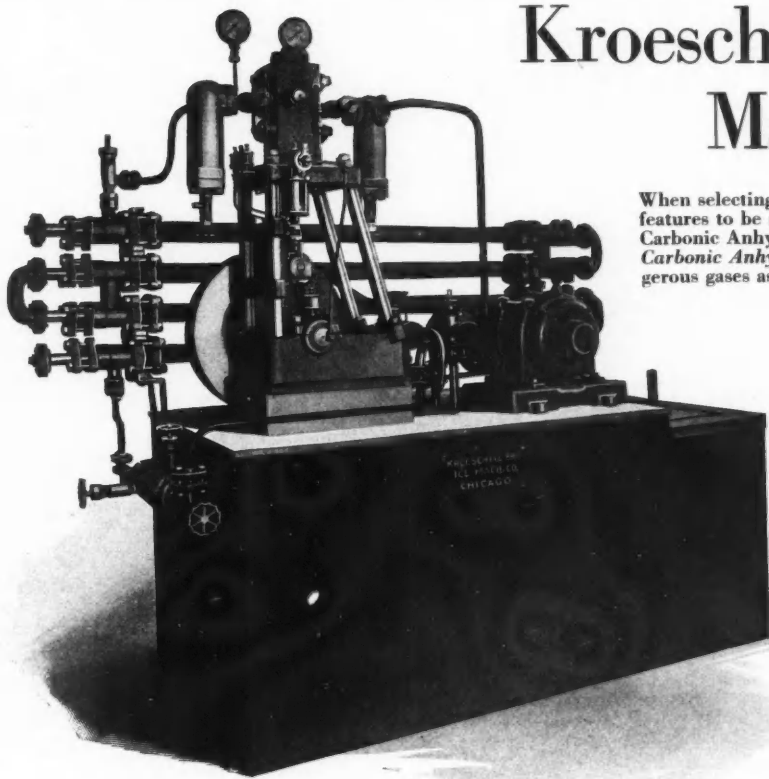
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Kroeschell Bros. Ice Machine Company

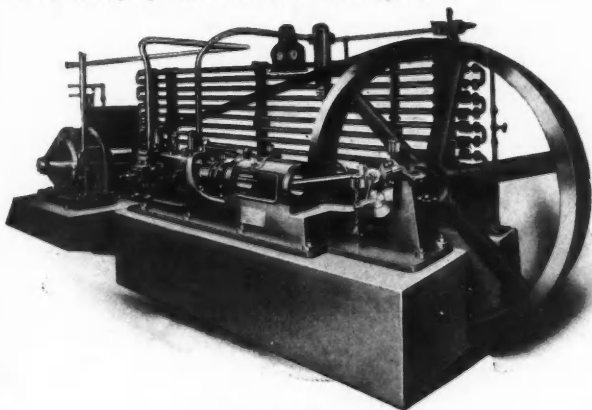
When selecting a refrigerating and ice making plant, the most important features to be sought are *safety, economy and efficiency*. The Kroeschell Carbonic Anhydride System has all of these properties. The refrigerant *Carbonic Anhydride* is *absolutely safe* there being no explosive and dangerous gases as is the case with other systems.



Self Contained Motor Driven Kroeschell Carbonic Anhydride Refrigerating Unit

SMALL REFRIGERATING PLANTS

The above illustration shows our small self-contained refrigerating unit, the condenser and machinery being mounted on a combined brine and ice tank. These units are built for either steam or electric drive and our special design enables us to install complete equipments in a very small space. This equipment is especially suitable for small institutions, markets, restaurants, etc. By means of a small pump the brine from the tank is circulated through the coils in the refrigerators. The compressor is operated a sufficient length of time to cool the brine. This cold brine is kept in constant circulation, doing the work of cooling all of the time. Where desired our automatic thermostatic control system is used with this equipment and uniform temperatures are maintained without any special attention of the operator.



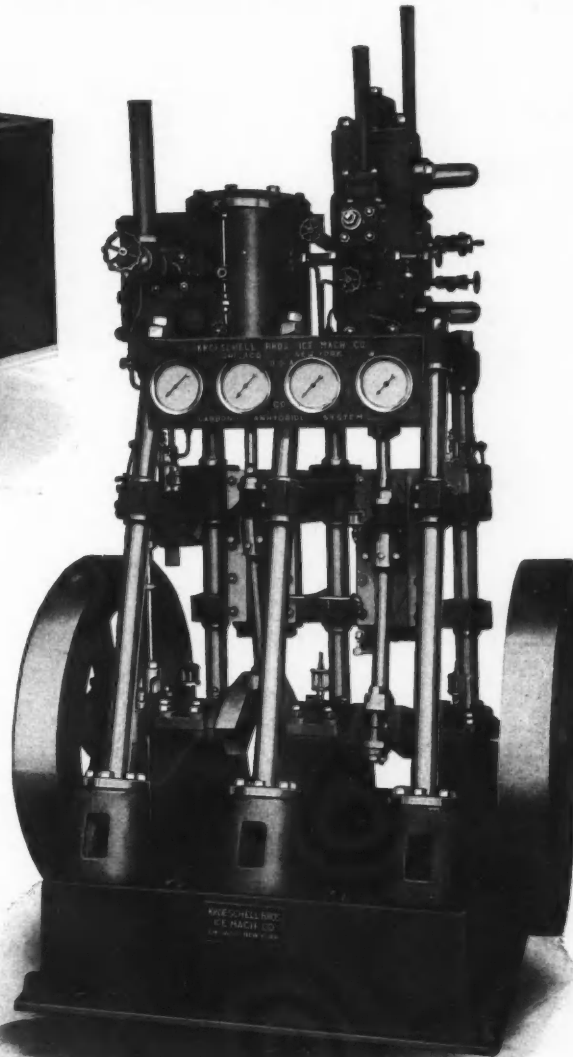
Kroeschell Refrigerating Plant

J. A. DRUMMOND

California Representative

245 MISSION STREET

SAN FRANCISCO, CAL.



Kroeschell Vertical Steam Marine Type Carbonic Anhydride (CO₂) Compressor

Reasons why you should use the Kroeschell Carbonic Anhydride Refrigerating Plant:

It is more compact and requires less space than any other.

It is simple in construction and easy to operate.

It is economical in the use of power and water.

It is highly efficient.

Its safety in operation places it above all other refrigerating machines.

CARBONIC ANHYDRIDE is harmless and odorless.

It is non-combustible and cannot cause explosions.

It is a fire extinguisher.

It is neutral toward all materials and food products.

Its cost is about one-fourth that of ammonia.

Minutes of Washington State Chapter

Minutes of the two hundred and twenty-ninth regular meeting, held on April 3, 1918, at the Northold Inn.

Present: President Huntington, Field, Loveless, Stephen, Thomas, Willatzen, Willcox, Baeder, Mann, Siebrand, Dean.

The minutes of the previous meeting were read and approved.

The Small House Plan Committee, Mr. Loveless, chairman, stated that the Censorship Committee had not returned the plans for corrections and that a large number of people had looked over the plans, and generally reported progress.

The Exhibition Committee, Mr. Mann, chairman, stated that the exhibition installed at the Manufacturers' Association had been removed and he wished to know if the Chapter wanted to continue the exhibition in some other location. He also announced an offer by Mr. Erskine to assist in any way to bring about a creditable exhibition. It was brought to the attention of the members that Mr. Erskine had been under considerable personal expense at the time the Chapter held the "House Beautiful Exhibit," and although this fact was known to the chairman of the Exhibition Committee at that time, the Chapter as a whole knew nothing of it.

Mr. Willcox moved that the question of holding an exhibit at this time be postponed. The motion was carried and was followed by another motion by Mr. Stephen that a vote of thanks be extended to the Exhibition Committee. This also carried.

The president announced the election to associate membership of Theo. R. Jacobs, of Yakima.

The secretary then read a letter from the Southern California Chapter, which contained a copy of a resolution passed at one of their recent meetings, which read as follows:

"Be It Resolved, That we, the members of the Southern California Chapter, A. I. A., petition the Board of Directors to present to the Philadelphia Convention in April, for its consideration, the proposition of amending the Canon of Ethics to this effect: That Section 13 be revised to read as follows:

"It is permissible, and every member is recommended, to display upon every building designed by him, while under construction, his name with Institute rank, upon a board in the form of a directory, the size and shape of which shall be uniform in each district, the dimensions being determined by each Chapter."

After considerable discussion, the following resolution was moved by Mr. Willcox, "That, in view of the representation made by the Southern California Chapter, the subject of advertising in Section 13 in the Canon of Ethics be eliminated."

The subject of a delegate to the convention at Philadelphia was taken up. Mr. Willcox's name being proposed, he suggested that it might not be possible for him to go in view of business matters in Seattle, and Mr. Willatzen moved that the question be left to the Executive Committee to arrange.

Mr. Huntington asked Mr. Baeder to take the chair, as he wished to address the members. Mr. Huntington stated that Mr. Jennings, the librarian of the city, had proposed to him that the city architect design a new branch library to be built at Fremont, and Mr. Huntington wished to know the feelings of the Chapter in regard to such a procedure. After a few questions and some comments, Mr. Thomas moved that the Chapter approve the city architect's designing the branch library at Fremont. This motion was passed.

Mr. Huntington resumed the chair, after which Mr. Willcox took up the question of Institute business and brought to the attention of

the Chapter the nominations for officers which would come before the convention and presented three tickets, which he asked the Institute members present to sign so that they could be used if the occasion demanded. The president called on Mr. Dean, of Ellensburg, for some remarks and in answering he stated his extreme pleasure at being present at our meeting and the benefit and help which he had derived from the discussions which were had.

The meeting adjourned at 9:30 p. m.

Minutes of the two hundred and thirtieth regular meeting held on May 1, 1918, at the Blue Bird Cafe.

Present: Messrs. Bebb, Baker, Field, Loveless, Richardson, Siebrand, Willatzen.

In the absence of the president and the vice-president from the city, Mr. Bebb presided at the meeting.

The minutes of the previous meeting were read and approved. A number of communications were read, among them one from W. R. Wilder, who expressed his regret at not being able to be present at the meeting; also a letter from Mr. Jacobs, of Yakima, giving an outline of the exhibition and lecture there.

The principal order of business was the amendment to the By-Laws creating a permanent fund. After some short discussions on the subject and upon motion made and seconded, the following amendment to the By-Laws was adopted: At the suggestion of the secretary, the first subscription to the fund was made in the form of a collection with which to purchase War Savings Stamps. A sufficient amount was collected to buy one War Savings Stamp.

Mr. Bebb called the attention of the meeting to the coming Northwest Convention of the Master Builders' Associations at Tacoma on May 22d, 23d and 24th. It seemed the consensus of opinion that the Chapter should take some action toward approving the holding of this convention. The action to be taken was left in the hands of the Executive Committee.

PROPOSED AMENDMENT TO THE BY-LAWS

A Permanent Fund is hereby established. The fund is to be built up as follows:

1. By the addition of all initiation fees.
2. By donation and bequest from members.
3. Any other sources approved by the Executive Committee.

The fund is to be deposited in some State savings bank or invested in savings bank securities; or otherwise soundly invested after approval by five members of the Executive Committee and when recommended for the fund in writing by some national bank. The fund cannot be reduced, used as collateral or its value in any way impaired except under extreme emergency or calamitous circumstances or acts of Providence not contemplated, and except by the approval of ninety per cent of the members in good standing voting by letter ballot, and except after receiving the sanction of the president, secretary and treasurer of the American Institute of Architects, such sanction being based upon the intent of these constitutional provisions, the origin of the fund, the probable desire of the donors, the emergency existing and any other conditions the above officers of the American Institute of Architects consider pertinent.

The Treasurer is to be bonded for an amount not less than the amount of the fund, and the securities are to be kept in a safe deposit vault and insured against all insurable risks.

The earnings of the fund may be used for any purpose designated by the Chapter.

Notes from the Fifty-First Annual Convention A. I. A.

(Continued from page 320)

the visit to Mr. Widener's gallery, where we found the wonderful Donatello David and other famous pieces of the old masters.

The convention closed Friday evening with a delightful dinner at Mr. McKim's "Cricket Club"; the building itself is something to be remembered, with its simple extended brick treatment and setting of trees and lawn.

On Saturday morning the delegates with their friends were taken to the Hog Island shipbuilding plant, which, though not in full operation, had at the time nine or ten keels laid and bottoms completed more or less. One cannot but be impressed with the magnitude of this standardized operation of building ships and the possibilities of the plant when entirely completed, which will be soon.

This fragmentary account of the convention would be incomplete without mentioning the charming quarters of the "T Square" Club, which was the rendezvous for the evening sessions of the convention.

LEONARD PETERSON & CO.

(INCORPORATED)



Students' Physics Laboratory Table

This table is arranged to accommodate four students, two working at one time. It is nickel plated standards and cross bar, with clamps for adjustment. It has diamond H plugs and receptacles for electricity, and hose cocks for gas. The table is furnished with or without the large drawers.

J. A. DRUMMOND

California Representative
245 MISSION ST. SAN FRANCISCO

